

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, July 21, 2020 – **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Member Notices: Mayor Palm, P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, D. Marshall.
Others Noticed: T. Pinion, E. Geick, E. Truman, Jessica Bergin, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve June 16, 2020 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. New Business

- a. Review and approve a four-lot Certified Survey Map for land in the City's Extraterritorial Plat Approval Jurisdiction and the Town of Baraboo Sanitary District No. 1, located on the south side of Gall Road just west of Gasper Drive, being part of the NW ¼ of the SW ¼ of Section 12, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin, by David & Tari Miller.
- b. Review and approve a two-lot Certified Survey Map for land the Baraboo Public Library, located on the east side of Birch Street between 5th and 5th Avenues, being Lots 6, 7, 8, 9 and parts of Lots 4,5, and 10 of Block 21 of the Original Plat of the City of Baraboo (formerly Adams) in the NW ¼ of the SE ¼ and the SW ¼ of the SE ¼ of Section 31, T12N, R6E, City of Baraboo, Sauk County Wisconsin, by the City of Baraboo.
- c. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Oleg Boukhankov, d/b/a Absolute Auto Repair and Sales, LLC to allow an Automobile Sales and Service business to be located in the existing building on the southwest corner of 8th Avenue and Park Street in a B-2, Neighborhood Business zoning district Lots 6 and 7 in Block 16 of the Moore & Drowns Addition to the City of Baraboo in the NE¼ of the SW¼ of Section 35, T12N, R6E, located at 633 8th Avenue and formerly occupied by Parkside Motors.

4. Adjournment

Mike Palm, Mayor

Agenda prepared by Kris Jackson, 355-2730, Ext. 7309
Agenda Posted by Kris Jackson on July 16, 2020

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

PLAN COMMISSION ITEM SUMMARY

July 21, 2020

SUBJECT: REVIEW AND APPROVE A FOUR-LOT CERTIFIED SURVEY MAP FOR LAND IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION AND THE TOWN OF BARABOO SANITARY DISTRICT NO. 1, LOCATED ON THE SOUTH SIDE OF GALL ROAD JUST WEST OF GASPER DRIVE, BEING PART OF THE NW ¼ OF THE SW ¼ OF SECTION 12, T11N, R6E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, BY DAVID & TARI MILLER.

SUMMARY OF ITEM A: David & Tari Miller are proposing to subdivide a 9.37-acre parcel (gross size) into four lots. The City's 20-acre minimum lot size for any new lot in the ETJ area does not apply in this instance since the property is located in the Town of Baraboo Sanitary District, which only requires the new lot(s) meet the minimum lot size requirement for the Town of Baraboo. The Town of Baraboo approved this CSM at their meeting on Monday, July 13th and Sauk County CP&Z staff has reviewed the CSM and has no apparent objection. Accordingly, approval of this CSM seems to be warranted.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.02(8)(a)(2) – *Minimum Lot Size or Parcels in the City's ET Plat Approval Jurisdiction*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance and determined that it does comply with our Ordinance requirements.

ACTION: Approve/Conditionally Approve the CSM

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP FOR LAND THE BARABOO PUBLIC LIBRARY, LOCATED ON THE EAST SIDE OF BIRCH STREET BETWEEN 5TH AND 5TH AVENUES, BEING LOTS 6, 7, 8, 9 AND PARTS OF LOTS 4,5,AND 10 OF BLOCK 21 OF THE ORIGINAL PLAT OF THE CITY OF BARABOO (FORMERLY ADAMS) IN THE NW ¼ OF THE SE ¼ AND THE SW ¼ OF THE SE ¼ OF SECTION 31, T12N, R6E, CITY OF BARABOO, SAUK COUNTY WISCONSIN, BY THE CITY OF BARABOO.

SUMMARY OF ITEM B: This Survey formally defines the boundary for the property occupied by the Baraboo Public Library, including the area for the proposed addition and parking lot.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT PROCESS FOR OLEG BOUKHANKOV, D/B/A ABSOLUTE AUTO REPAIR AND SALES, LLC TO ALLOW AN AUTOMOBILE SALES AND SERVICE BUSINESS TO BE LOCATED IN THE EXISTING BUILDING ON THE SOUTHWEST CORNER OF 8TH AVENUE AND PARK STREET IN A B-2, NEIGHBORHOOD BUSINESS ZONING DISTRICT LOTS 6 AND 7 IN BLOCK 16 OF THE MOORE & DROWNS ADDITION TO THE CITY OF BARABOO IN THE NE¼ OF THE SW¼ OF SECTION 35, T12N, R6E, LOCATED AT 633 8TH AVENUE AND FORMERLY OCCUPIED BY PARKSIDE MOTORS.

SUMMARY OF ITEM C: This is only the review of a preliminary concept plan. Should this project proceed, it will likely be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

Mr. Boukhankov has an accepted Offer to Purchase this property with a contingency on zoning that allows the property to be used for automobile sales and service. The underlying B-2 Zoning used to allow the desired use as a Conditional Use but it was subsequently eliminated by a recent Amendment to the Zoning Code, which creates the need for the PUD Zoning in lieu of rezoning this property to B-3, Highway Oriented Business. This property was occupied by Parkside Motors for many years and more recently by Sand County Motors so the proposed use is nothing new to the neighborhood. (Strictly for reference sake, I have included the Site Plan that was submitted by Sand County Motors for the proposed addition to the original building.) If the Commission can support the desired use, as part of the GDP/SIP request, the applicant should provide a site plan identifying the location and number of vehicles displayed for sale, the number and location of customer parking stalls, and the location and number of employee parking stalls. The Commission may request any other reasonable documentation as part of a future PUD Application.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – Planned Unit Developments, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.

Minutes of Plan Commission Meeting June 16, 2020

Call to Order – Mayor Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mayor Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Ed Geick.

Also in attendance were Engineer Tom Pinion, Kennie Downing, Pat Cannon, Glenn Hovde, Scott Truel, Jake Buswell, Misty Muter, Chris Sommerfield, Joe Colossa, Jill (Martin), Gary Wegner, Ken & Mary Dressen, Linda Kohlmeier, Keith & Jennifer Kohlmeier

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Kolb to approve the minutes of the May 19, 2020 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – Pinion said that there was one person registered as Olivia Kohlmeier, She was there to represent the Kohlmeier family and to answer any questions if necessary. There were no speakers.

Public Hearings

- a. The request of Hovde Development Corp. for a Conditional Use Permit to allow the construction of a hotel to be located in the W1/2 of the SW1/4 of Section 3, T11N, R6E, on the northerly 3 acres of Lot 3 of CSM No. 6411, City of Baraboo, Sauk County, Wisconsin at 932 Gateway Drive – Glen Hovde, Real Estate Broker and Developer from Madison addressed the Commission. He said an hotelier site planner contacted him about one month ago. He said they were looking at doing three different hotels, one in the Reedsburg/Baraboo area, one in the Stoughton area, and in the DeForest area. He said in looking at the site and talking to the hotelier, there is interest in doing a hotel, but it is subject to a feasibility study being done, which he believes will be done sometime the end of July; however, there are no promises. The selected site is just south of the Pizza Ranch. He said the hotelier laid out a potential site plan; however, this does not mean that this is the way it will turn out, but it gives an approximate size and orientation. The hearing was declared closed.
- b. Request of Hovde Development Corp. for a Conditional Use Permit to allow the construction of a flex space building for light industrial and/or office space to be located in the W1/2 of the SW1/4 of Section 3, T11N, R6E, on the southerly 4 acres of Lot 3, Gateway Business Park plat, City of Baraboo, Sauk County, Wisconsin at 1025 Gateway Drive – Glen Hovde said when Scott Truehl took him to the site to talk about a hotel he saw the vacant land and thought it was a beautiful site that something could be put on. He said that it is similar to the development that he did in the Middleton Business Park where there is the possibility of doing, what he calls flex buildings, buildings that could have multiple tenants, a business center. He said that the south end of what he calls the island on Teel Drive makes the most sense. He said that this again would be no promises, but the concept is two 24,000 sq. ft. buildings, each would be 80-feet wide, and 300-feet long. He said that there would be a face on the building to the south, face on the building to the north, and faces on both sides. He said that faces mean that there will be windows, potential for doors, brick, and color. He said that the concept is they could be divided into four spaces, someone could have two spaces, 12,000, someone could have 3 spaces, or someone could have the entire building for 24,000 sq. ft. He said the concept is to do multiple spaces. He said trucks would come in the back. He said the concept of having 6,000 square feet with about 1,000 square feet of office, and 5,000 sq. feet of shop area. He said that he would build the first building, if he does not have a tenant for that one, make one unit a model, do the floor and do not do the rest of the building until there is a tenant that needs space. He said that the landowner is very particular of what it will look like, so before the spend the dollars to come up with a design and a face on the buildings he wants to make sure it can be done if it falls into place. The hearing was declared closed.

New Business

- a. Consider Hovde Development Corps's request for a Conditional Use Permit to allow the construction of a hotel to be located in the W1/2 of the SW1/4 of Section 3, T11, R6E, on the northerly 3 acres of Lot 3 of CSM No.

6411, City of Baraboo, Sauk County, Wisconsin at 932 Gateway Drive – Pinion said that there was a general location plan for where this property is. He said that this is a preliminary level of interest from the developer. Pinion said that the underlying zoning of this property is I-4, which is planned business, planned industrial zoning district, and is the most permissive zoning classification within the City. He said that the proposed use of a hotel would be permitted, but it is also in the conditional use overlay district. He said this evening's agenda item is restricted to only for the use of the property as a proposed hotel. He said if the hotel were an acceptable use of the property, then it would warrant support from the Plan Commission. Pinion said this is the first step in a very long process to complete that, and the entire site plan review and approval process would need to be followed. It was moved by Kolb, seconded by Wedekind to approve the request for a Conditional Use permit to allow the construction of a hotel at 932 Gateway Drive. On roll call for the motion, Ayes – O'Neill, Kolb, Marshall, Geick, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.

- b. Consider Hovde Development Corp.'s request for a Conditional Use Permit to allow the construction of a flex space building for light industrial and/or office space to be located in the W1/2 of the SW1/4 of Section 3, T11N, R6E, on the southerly 4 acres of Lot 3, Gateway Business Park plat, City of Baraboo, Sauk County, Wisconsin at 1025 Gateway Drive - Pinion said that this is a similar item where it only pertains to the use of the property. This flex space building allows for many potential occupancies. It was moved by Kolb, seconded by Marshall to approve the request for a Conditional Use Permit to allow the construction of a flex space building for light industrial and/or office space to be located at 1025 Gateway Drive. On roll call vote for the motion, Ayes – Kolb, Marshall, Geick, Palm, Wedekind, Franzen, and O'Neill. Nay – 0, motion carried 7-0.
- c. Consideration of a Request by Three Amigos Property Management, LLC to review a SIP in accordance with Step 4 of the Planned Development process to construct a 66-unit multi-family residential complex, located at 325 Lynn Street, in a B-1 Central Business zoning – Pinion said the Commission conditionally approved the SIP last month pending submittal of the color renderings. He said the developers and their architect are virtually present, and he is in possession of material samples. He said that they are looking for SIP approval with the understanding that the final site plan, stormwater management plan, and landscaping plan would be reviewed. He said that he did receive draft copies of those; however, have not had time to review them for this meeting. Jake Buswell said that the one thing missing is the landscape plan and as of right now, they want to get to a level with the City to get their financing in place so they can plunge forward. He said that they are at about \$70,000 to \$75,000 into the plans and to get another landscaping plan would be another \$15,000 - \$20,000 without any surety that they will get the financing to go through, which their financing is contingent on the site getting to a build ready state, and also the TIF going through. It was moved by Kolb, seconded by O'Neill to approve the SIP. On roll call motion, Ayes – Marshall, Geick, Palm, Wedekind, Franzen, O'Neill, and Kolb. Nay – 0, motion carried 7-0.
- d. Consideration of a Request by Collaborative properties, LLC to review a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to allow a two-tenant professional office building in a B-3 Highway Oriented Business zoning district on the 0.25-acre vacant parcel on the south side of 8th Street, located at 908 8th Street by Misty Muter and Chris Sommerfield – Pinion presented the background to the Commission. He said that a rendering has been presented with a hip roof instead of a gabled as requested by the Commission last month. Wedekind moved, seconded by Franzen approve the GDP/SIP to allow a two-tenant professional office building at 908 8th Street. On roll call vote for the motion, Ayes – Geick, Palm, Wedekind, Franzen, O'Neill, Kolb, and Marshall. Nay – 0, motion carried 7-0.
- e. Consideration of a Request by Al Ringling Brewing Company, Inc. to review a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to allow an outdoor beer garden with a decorative fence less than 6 feet in height in a B-1 Central Business zoning district for the property located at 623 Broadway, on the southwest corner of 5th Avenue and Broadway, Joe Collossa, Donald Horowitz, Jon Bar, and Griffin James – Pinion presented the background to the Commission. He said that they have a conditional use to operate a brewery as a tourism business; they are looking to provide an outdoor beer garden with a fence that would not be 6-feet in height, and would be complimentary to the historic nature of the Al Ringling Mansion. It was moved by Kolb, seconded by Marshal to approve the GDP/SIP to all an outdoor beer garden with a decorative fence less than six feet in height at 623 Broadway. On roll call vote for the motion, Ayes – Palm, Wedekind, Franzen, O'Neill, Kolb, Marshall, and Geick. Nay – 0, motion carried 7-0.

- f. Review and approve a two-lot Certified Survey Map for The Opal Kohlmeyer Estate for land in the City's Extraterritorial Plan Approval Jurisdiction, located on the west side of Hager and Mine Roads, south of Waldo Street, being part of the NE1/ of the NW1/4 of Section 11, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin, by Sandra Cohoon – Pinion said that this CSM is the entirety of the Opal Kohlmeyer Estate along that property that hasn't previously been divided by CSM, so it is a total of just over 40 acres. He said the applicant is looking to take that entire parameter and dividing it into two separate lots, both of which exceed the City's minimum lot size of 20 acres. He said Lot 1 does cross the corporate boundary, but that is common practice when it comes to land surveys. He said it does comply with the City's minimum lot size in the ET District. He said normally this would come to the City after the Town approval, he suggested that this should be approved contingent on Town approval. It was moved by Kolb, seconded by Franzen to approve the two-lot CSM contingent on Town of Baraboo approval. On roll call vote for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Marshall, Geick, and Palm. Nay – 0, motion carried unanimously.

Adjournment - It was moved by Kolb, seconded by O'Neill to adjourn at 5:47 p.m. The motion carried unanimously.

Mike Palm, Mayor

As prepared by:

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

825 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 819-492

DRAFTED BY: T. KASPER

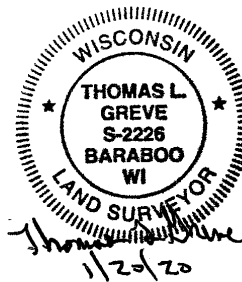
CHECKED BY: TG

PROJ. 819-492

DWG. 819-492

SHEET 1 OF 5

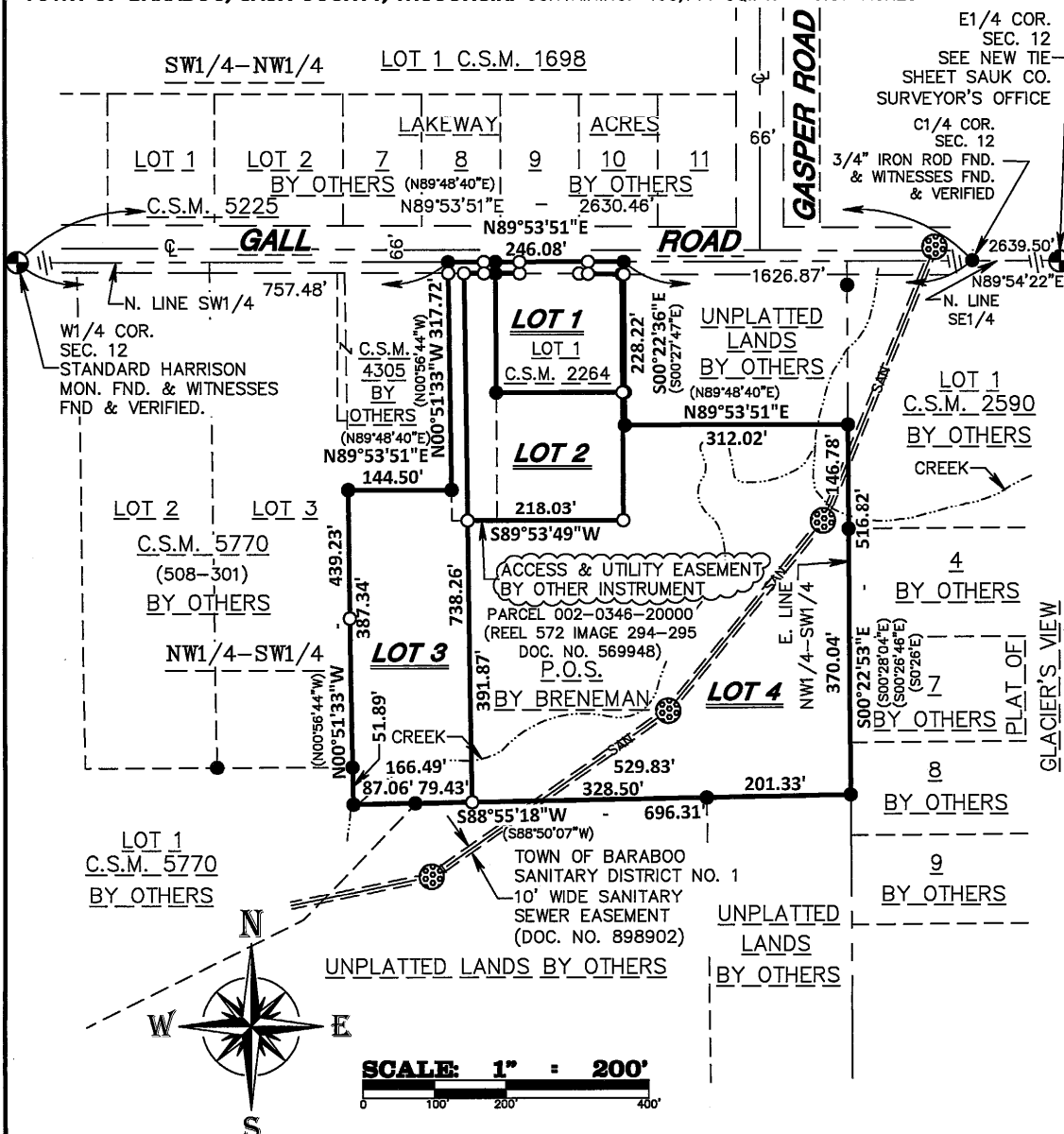
SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 2264, AS RECORDED IN VOLUME 9, OF C.S.M.S PAGES 2264 & 2264A, AS DOCUMENT NO. 537443 AND LANDS LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 12, T. 11 N, R. 6 E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 408,144 SQ.FT. - 9.37 ACRES



CLIENT/OWNER: DAVID W. & TARI L. MILLER
E11777 GALL ROAD
BARABOO, WI 53913

As prepared by:

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. **819-492**

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 819-492

DWG. 819-492

SHEET 2 OF 5

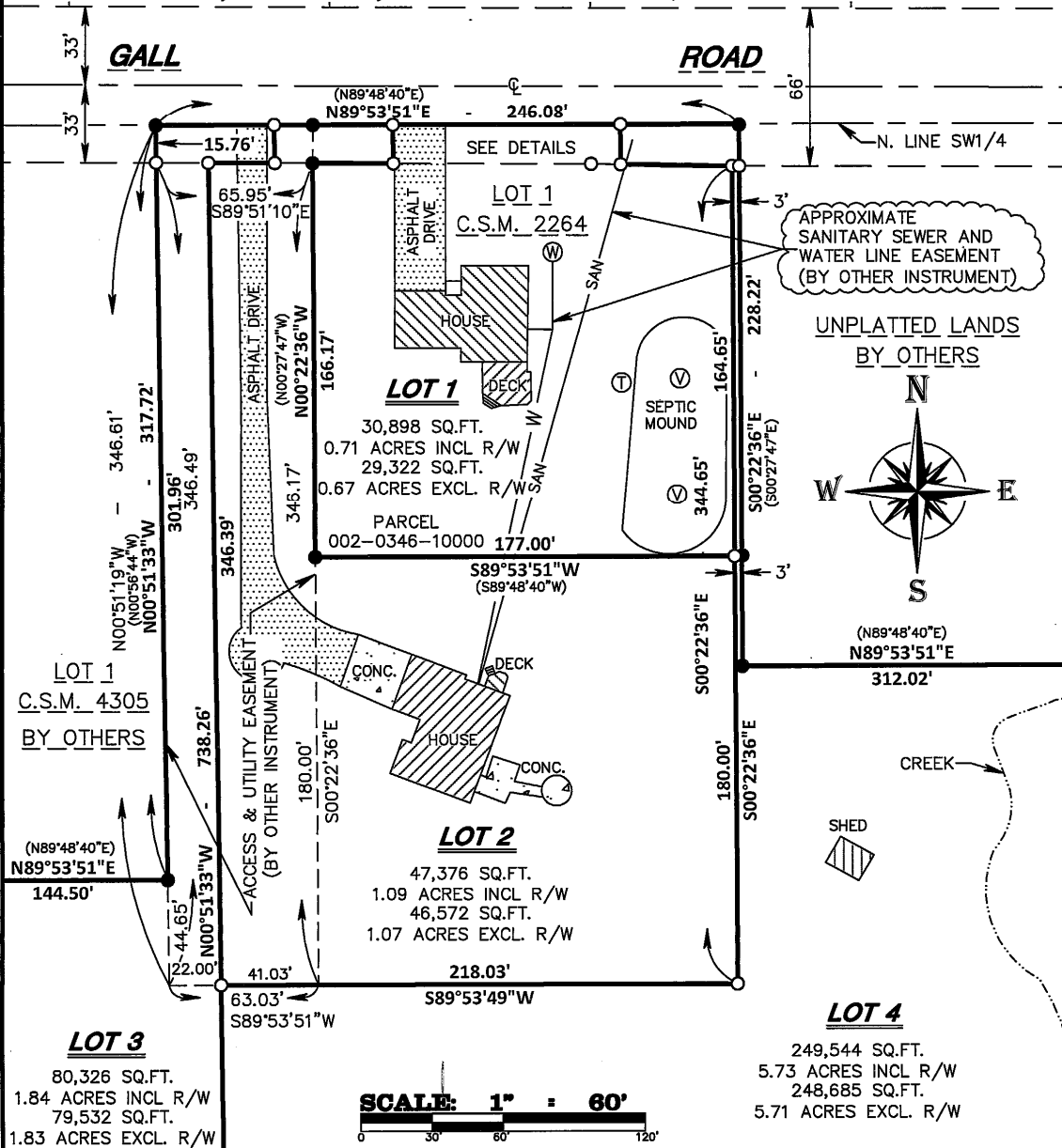
SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 2264, AS RECORDED IN VOLUME 9, OF C.S.M.S PAGES 2264 & 2264A, AS DOCUMENT NO. 537443 AND LANDS LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 12, T. 11 N, R. 6 E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 408,144 SQ.FT. - 9.37 ACRES



CLIENT/OWNER: DAVID W. & TARI L. MILLER
E11777 GALL ROAD
BARABOO, WI 53913

As prepared by:

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

825 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. **819-492**

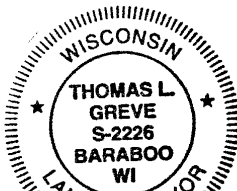
DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 819-492

DWG. 819-492 SHEET 3 OF 5

SEAL:



Thomas L. Greve
1/20/20

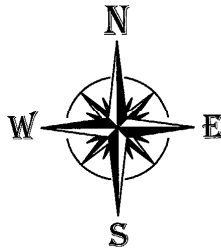
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

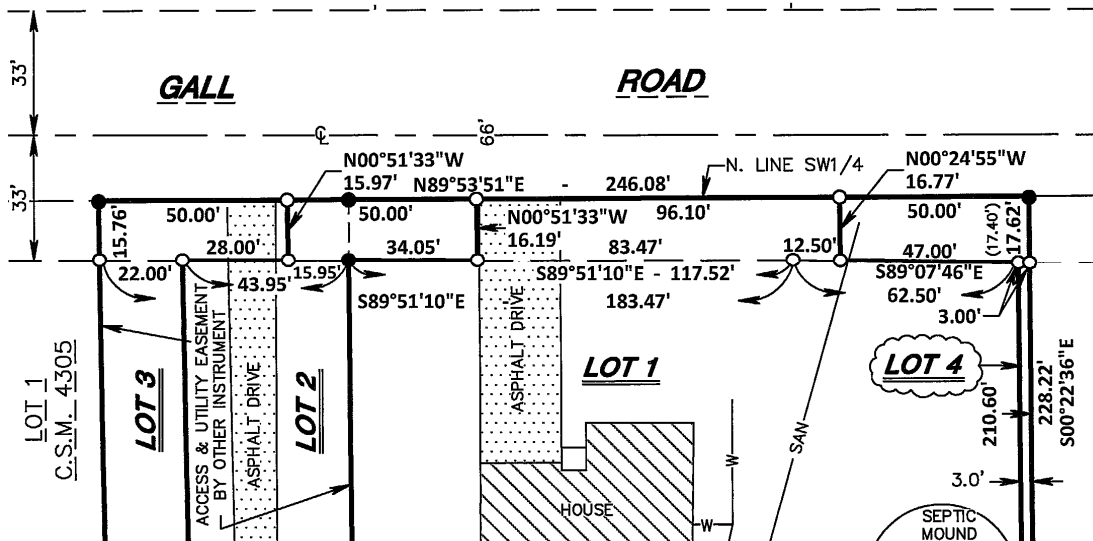
BEING LOT 1, C.S.M. NO. 2264, AS RECORDED IN VOLUME 9, OF C.S.M.S PAGES 2264 & 2264A, AS DOCUMENT NO. 537443 AND LANDS LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 12, T. 11 N, R. 6 E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 408,144 SQ.FT. - 9.37 ACRES

SCALE: 1" = 40'



BASIS OF BEARINGS:

IS THE NORTH LINE OF THE SW1/4 WHICH BEARS N89°53'51"E AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).



LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊕ STANDARD HARRISON. MON. FND.
- ⊙ WELL
- ⊙ SEPTIC VENT
- ⊙ SEPTIC TANK COVER
- ⊙ SANITARY MANHOLE
- SAN- APPROXIMATE SANITARY LINE
- W- APPROXIMATE WATER LINE
- () PREVIOUS SURVEY OR RECORD INFO.

THE DEPICTION OF AN ACCESS, UTILITY, SANITARY SEWER AND WATER LINE EASEMENT ON THIS SURVEY DOES NOT CONSTITUTE A CREATION OF SUCH EASEMENT. A SEPARATE EASEMENT AGREEMENT OR DOCUMENT MUST BE EXECUTED BY PERSONS HAVING AN INTEREST IN THE REAL ESTATE IN ORDER FOR THE EASEMENT TO BECOME EFFECTIVE.

CLIENT/OWNER: DAVID W. & TARI L. MILLER
E11777 GALL ROAD
BARABOO, WI 53913

As prepared by:

**G & A GROTHMAN
& ASSOCIATES S.C.**
LAND SURVEYORS

625 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE (808) 742-7788 SAUK (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 819-492

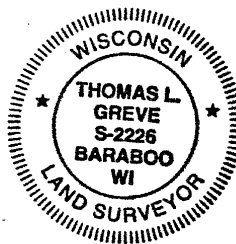
DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 819-492

DWG. 819-492 SHEET 4 OF 5

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____


BEING LOT 1, C.S.M. NO. 2264, AS RECORDED IN VOLUME 9, OF C.S.M.S PAGES 2264 & 2264A, AS DOCUMENT NO. 537443 AND LANDS LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 12, T. 11 N, R. 6 E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 408,144 SQ.FT. - 9.37 ACRES

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **David W. and Tari L. Miller**, I have surveyed, monumented, mapped and divided Lot 1, Certified Survey Map, No. 2264 as recorded in Volume 9 of Certified Survey Maps, pages 2264 and 2264A as Document No. 537443 and lands located in the Northwest Quarter of the Southwest Quarter of Section 12, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the West Quarter corner of Section 12;
thence North 89°53'51" East along the North line of the Southwest Quarter of Section 12, 757.48 feet to the Northeast corner of Lot 1, Certified Survey Map, No. 4305 and the point of beginning;
thence continuing North 89°53'51" East along the North line of the Southwest Quarter of Section 12 and the North line of Lot 1, Certified Survey Map, No. 2264, 246.08 feet to the Northeast corner of Lot 1, Certified Survey Map, No. 2264;
thence South 00°22'36" East along the East line of Lot 1, Certified Survey Map, No. 2264 and the Southerly extension thereof, 228.22 feet;
thence North 89°53'51" East, 312.02 feet to a point in the East line of the Northwest Quarter of the Southwest Quarter of Section 12;
thence South 00°22'53" East along the East line of the Northwest Quarter of the Southwest Quarter of Section 12, 516.82 feet to the Southeast corner of lands described and recorded in Reel 572, Image 294 and 295 as Document No. 569948;
thence South 88°55'18" West along the South line of lands described and recorded in Reel 572, Image 294 and 295 as Document No. 569948, 696.31 feet to the Southwest corner thereof;
thence North 00°51'33" West along the West line of lands described and recorded in Reel 572, Image 294 and 295 as Document No. 569948 and the East line of Lot 3, Certified Survey Map, No. 5770, 439.23 feet to the Southwest corner of Lot 1, Certified Survey Map, No. 4305;
thence North 89°53'51" East along the South line of Lot 1, Certified Survey Map, No. 4305, 144.50 feet to the Southeast corner thereof;
thence North 00°51'33" West along the East line of Lot 1, Certified Survey Map, No. 4305, 317.72 feet to the point of beginning.
Containing 408,144 square feet, (9.37 acres), more or less. Being subject to Gall Road right-of-way along the Northerly side thereof and servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes, Wisconsin Administrative Code AE-7, the Sauk County Land Division and Subdivision Regulations and the Town of Baraboo Land Division Ordinance to the best of my knowledge and belief.



THOMAS L. GREVE

Professional Land Surveyor, No. 2226

Dated: January 20, 2020

File No: 819-492

CLIENT/OWNER: DAVID W. & TARI L. MILLER
E11777 GALL ROAD
BARABOO, WI 53913

As prepared by:

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

825 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53801
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 819-492

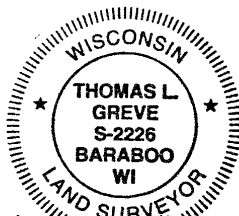
DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 819-492

DWG. 819-492 SHEET 5 OF 5

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 2264, AS RECORDED IN VOLUME 9, OF C.S.M.S PAGES 2264 & 2264A, AS DOCUMENT NO. 537443 AND LANDS LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 12, T. 11 N, R. 6 E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 408,144 SQ.FT. - 9.37 ACRES

TOWN BOARD RESOLUTION

Resolved that this certified survey map shown thereon is hereby approved by the Town Board.

Dated this the _____ day of _____, 20____.

Town Chairperson

I hereby certify that the foregoing is a copy of a motion adopted by the Town Board.

Town Clerk

CITY OF BARABOO

RESOLVED THAT this Certified Survey Map within the **City of Baraboo**, extraterritorial jurisdiction is hereby approved and accepted by the **City of Baraboo**.

City Engineer

Date

SAUK COUNTY PLANNING AGENCY

RESOLVED THAT this Certified Survey Map in the **Town of Baraboo** is hereby approved by the Sauk County Planning Agency.

Dated this the _____ day of _____, 20____.

Land Resources & Environment Department

CLIENT/OWNER: DAVID W. & TARI L. MILLER
E11777 GALL ROAD
BARABOO, WI 53913



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1230 South Boulevard, Baraboo WI 53913
(608) 356-2771 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO. 18603002
DRAWN BY: EJS
CHECK BY: KRZ
SHEET NO. 1 OF 2
FIELDWORK COMPLETED: 4/8/20

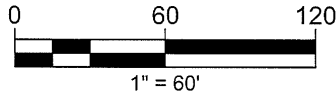
CLIENT:
BARABOO PUBLIC LIBRARY
230 FOURTH AVENUE
BARABOO, WI 53913

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOTS 6, 7, 8, AND 9 AND PARTS OF LOTS 4, 5, AND 10 ALL IN
BLOCK 21 OF ORIGINAL PLAT OF THE CITY OF BARABOO
(FORMERLY ADAMS), LOCATED IN THE NW 1/4 - SE 1/4 AND THE
SW 1/4 - SE 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 6
EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.



GRAPHIC SCALE



THE EAST LINE OF THE SE 1/4 OF SEC.
35, T12N, R6E WAS ASSIGNED A
BEARING OF N00°20'44"E AND IS
REFERENCED TO THE SAUK COUNTY
COORDINATE SYSTEM, NAD83(1997).

NOTE:
MAG SPIKE AT POINT (A) IS SET
NORTH 0.2° AND WEST 4.4° FROM
GARAGE CORNER.

LEGEND

- ⊕ - GOVERNMENT CORNER FOUND AND VERIFIED
AS NOTED, SEE USPLS MONUMENT RECORD
- - 0.75" IRON ROD, FOUND
- - 0.75" X 18" IRON ROD, 1.5 #/FT., SET
- ▲ - 4.5" MAG SPIKE, SET
- △ - COMPUTED POSITION
- P.O.B. - POINT OF BEGINNING
- R/W - RIGHT OF WAY
- (XX) - RECORDED AS INFORMATION

